AFR Loan Center

Lockdesk e-mail:	Lockdesk@afrwholesale.com
Lockdesk Phone:	1-877-588-2706
Lockdesk Hours:	10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **10/2/2017**
45 Day Lock Exp.: **10/16/2017**
60 Day Lock Exp.: **10/30/2017**

W. Rate Sheet Dated: **8/31/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT PRODUCT

30/25 Year

Rate	30 Day	45 Day	60 Day
3.250	100.821	100.665	100.515
3.375	101.272	101.115	100.965
3.500	101.718	101.561	101.411
3.625	102.120	101.964	101.814
3.750	102.986	102.799	102.649
3.875	103.426	103.238	103.088
4.000	103.858	103.671	103.521
4.125	104.180	103.992	103.842
4.250	104.184	104.059	103.959
4.375	104.548	104.423	104.323
4.500	104.877	104.752	104.652
4.625	105.136	105.011	104.911
4.750	105.016	104.875	104.641
4.875	105.310	105.169	104.935
5.000	105.570	105.429	105.195
5.125	106.039	105.898	105.664
5.250	105.591	105.491	105.391
5.375	105.885	105.785	105.685
5.500	106.145	106.045	105.945

20 Year

Rate	30 Day	45 Day	60 Day
3.250	100.654	100.498	100.348
3.375	101.069	100.913	100.763
3.500	101.479	101.323	101.173
3.625	101.846	101.690	101.540
3.750	102.819	102.632	102.482
3.875	103.223	103.036	102.886
4.000	103.620	103.432	103.282
4.125	103.906	103.718	103.568
4.250	104.017	103.892	103.792
4.375	104.346	104.221	104.121
4.500	104.639	104.514	104.414
4.625	104.862	104.737	104.637
4.750	104.849	104.708	104.474
4.875	105.107	104.966	104.732
5.000	105.331	105.191	104.956
5.125	105.765	105.624	105.390
5.250	105.423	105.323	105.223
5.375	105.682	105.582	105.482
5.500	105.906	105.806	105.706

15/10 Year

Rate	30 Day	45 Day	60 Day
1.875	N/A	N/A	N/A
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	97.779	97.629	97.479
2.375	98.173	98.023	97.873
2.500	98.563	98.413	98.263
2.625	98.903	98.753	98.603
2.750	100.722	100.572	100.422
2.875	101.110	100.960	100.810
3.000	101.485	101.335	101.185
3.125	101.811	101.661	101.511
3.250	102.489	102.339	102.189
3.375	102.811	102.661	102.511
3.500	103.099	102.949	102.799
3.625	103.314	103.164	103.014
3.750	103.250	103.100	102.950
3.875	103.502	103.352	103.202
4.000	103.719	103.569	103.419
4.125	103.874	103.724	103.574

5/1 Arm

Rate	30 Day	45 Day	60 Day
3.125	100.702	100.552	100.402
3.250	100.596	100.446	100.296
3.375	101.005	100.855	100.705
3.500	101.410	101.260	101.110
3.625	101.812	101.662	101.512
Margin = 2.250		Index = 1.230	

SPECIALTY GOVERNMENT PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year

Rate	30 Day	45 Day	60 Day
3.250	99.931	99.775	99.625
3.375	100.382	100.225	100.075
3.500	100.828	100.671	100.521
3.625	101.230	101.074	100.924
3.750	102.096	101.909	101.759
3.875	102.536	102.348	102.198
4.000	102.968	102.781	102.631
4.125	103.290	103.102	102.952
4.250	103.294	103.169	103.069
4.375	103.658	103.533	103.433
4.500	103.987	103.862	103.762
4.625	104.246	104.121	104.021
4.750	104.126	103.985	103.751
4.875	104.420	104.279	104.045
5.000	104.680	104.539	104.305
5.125	105.149	105.008	104.774
5.250	104.701	104.601	104.501
5.375	104.995	104.895	104.795
5.500	105.255	105.155	105.055

20 Year

Rate	30 Day	45 Day	60 Day
3.250	99.764	99.608	99.458
3.375	100.179	100.023	99.873
3.500	100.589	100.433	100.283
3.625	100.956	100.800	100.650
3.750	101.929	101.742	101.592
3.875	102.333	102.146	101.996
4.000	102.730	102.542	102.392
4.125	103.016	102.828	102.678
4.250	103.127	103.002	102.902
4.375	103.456	103.331	103.231
4.500	103.749	103.624	103.524
4.625	103.972	103.847	103.747
4.750	103.959	103.818	103.584
4.875	104.217	104.076	103.842
5.000	104.441	104.301	104.066
5.125	104.875	104.734	104.500
5.250	104.533	104.433	104.333
5.375	104.792	104.692	104.592
5.500	105.016	104.916	104.816

15/10 Year

Rate	30 Day	45 Day	60 Day
1.875	N/A	N/A	N/A
2.000	N/A	N/A	N/A
2.125	N/A	N/A	N/A
2.250	96.889	96.739	96.589
2.375	97.283	97.133	96.983
2.500	97.673	97.523	97.373
2.625	98.013	97.863	97.713
2.750	99.832	99.682	99.532
2.875	100.220	100.070	99.920
3.000	100.595	100.445	100.295
3.125	100.921	100.771	100.621
3.250	101.599	101.449	101.299
3.375	101.921	101.771	101.621
3.500	102.209	102.059	101.909
3.625	102.424	102.274	102.124
3.750	102.360	102.210	102.060
3.875	102.612	102.462	102.312
4.000	102.829	102.679	102.529
4.125	102.984	102.834	102.684

5/1 Arm

Rate	30 Day	45 Day	60 Day
3.125	99.812	99.662	99.512
3.250	99.706	99.556	99.406
3.375	100.115	99.965	99.815
3.500	100.520	100.370	100.220
3.625	100.922	100.772	100.622
Margin = 2.250		Index = 1.230	

30 Year OTC

Rate	30 Day	45 Day	60 Day
3.500	99.128	98.878	98.628
4.000	101.268	101.018	100.768
4.500	102.287	102.037	101.787
5.000	102.980	102.730	102.480
5.500	103.555	103.305	103.055

15 Year OTC

Rate	30 Day	45 Day	60 Day
2.500	95.973	95.723	95.473
3.000	98.895	98.645	98.395
3.500	100.509	100.259	100.009
4.000	101.129	100.879	100.629

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		Loan Size Adjuster		UW Fee Buy Out Option*†		
				Loan Size	**Standard**	**Streamline**
FICO 720 +	0.500	$0 - $49,999	-2.500	$0 - $49,999	-1.500	-0.900
FICO 660 - 719	0.500	$50,000 - $85,000	-1.375	$50,000 - $85,000	-1.000	-0.650
FICO 640 - 659	0.000	$85,001 - $125,000	-0.500	$85,001 - $125,000	-0.750	-0.500
FICO 620 - 639	-1.000	$125,001 - $175,000	-0.125	$125,001 - $175,000	-0.500	-0.300
FICO 600 - 619	-1.500	$175,001 - $275,000	0.000	$175,001 - $275,000	-0.300	-0.200
NY	-0.250	$275,001 up to HB	0.375	$275,001 - Up to HB	-0.200	-0.150
Non Owner Occupancy	-2.000					
USDA Streamline-Assist Refinance Option			-0.250			

Specialty Adjustment

Manufactured Homes (OTC Exempt)	-0.500
203(k) / 203(k)s / 203(h) / Repair Escrow / VA Reno	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate

Today:	8/31/2017	4.500%

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of **-0.018**. Locks are accepted on loans in *Registered, Submitted, U/W-Received* & *U/W-Approved* status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 *UW Fee with option to buy out = $895 / $495 for streamline †IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee FHA ID# - 1358600006

For use by mortgage professionals only and should not be distributed to borrowers.

AFR Loan Center

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30 Day Lock Exp.: **10/2/2017**
45 Day Lock Exp.: **10/16/2017**
60 Day Lock Exp.: **10/30/2017**

W. Rate Sheet Dated: **8/31/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

STANDARD GOVERNMENT HIGH BALANCE PRODUCT

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	99.477	99.321	99.171	3.250	99.310	99.154	99.004	1.875	N/A	N/A	N/A	3.125	99.01	98.865	98.715
3.375	99.928	99.772	99.622	3.375	99.725	99.569	99.419	2.000	N/A	N/A	N/A	3.250	99.25	99.102	98.952
3.500	100.374	100.218	100.068	3.500	100.135	99.979	99.829	2.125	N/A	N/A	N/A	3.375	99.66	99.511	99.361
3.625	100.776	100.620	100.470	3.625	100.502	100.346	100.196	2.250	95.779	95.629	95.479	3.500	100.07	99.916	99.766
3.750	101.361	101.174	101.024	3.750	101.194	101.007	100.857	2.375	96.173	96.023	95.873	3.625	100.47	100.318	100.168
3.875	101.801	101.613	101.463	3.875	101.598	101.411	101.261	2.500	96.563	96.413	96.263	Margin = 2.250		Index = 1.230	
4.000	102.233	102.046	101.896	4.000	101.995	101.807	101.657	2.625	96.903	96.753	96.603				
4.125	102.555	102.367	102.217	4.125	102.281	102.093	101.943	2.750	99.035	98.885	98.735				
4.250	101.965	101.840	101.740	4.250	101.798	101.673	101.573	2.875	99.422	99.272	99.122				
4.375	102.330	102.205	102.105	4.375	102.127	102.002	101.902	3.000	99.798	99.648	99.498				
4.500	102.659	102.534	102.434	4.500	102.420	102.295	102.195	3.125	100.124	99.974	99.824				
4.625	102.917	102.792	102.692	4.625	102.643	102.518	102.418	3.250	101.145	100.995	100.845				
4.750	102.203	102.063	101.828	4.750	102.036	101.895	101.661	3.375	101.467	101.317	101.167				
4.875	102.497	102.357	102.122	4.875	102.295	102.154	101.920	3.500	101.755	101.605	101.455				
5.000	102.757	102.617	102.382	5.000	102.519	102.378	102.144	3.625	101.970	101.820	101.670				
5.125	103.227	103.086	102.852	5.125	102.953	102.812	102.578	3.750	101.625	101.475	101.325				
5.250	99.341	99.241	99.141	5.250	99.173	99.073	98.973	3.875	101.877	101.727	101.577				
5.375	99.635	99.535	99.435	5.375	99.432	99.332	99.232	4.000	102.094	101.944	101.794				
5.500	99.895	99.795	99.695	5.500	99.656	99.556	99.456	4.125	102.249	102.099	101.949				

SPECIALTY GOVERNMENT HIGH BALANCE PRODUCT - Every program and property type listed in the specialty adj.

30/25 Year				20 Year				15/10 Year				5/1 Arm			
Rate	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**	**Rate**	**30 Day**	**45 Day**	**60 Day**
3.250	98.587	98.431	98.281	3.250	98.420	98.264	98.114	1.875	N/A	N/A	N/A	3.125	98.125	97.975	97.825
3.375	99.038	98.882	98.732	3.375	98.835	98.679	98.529	2.000	N/A	N/A	N/A	3.250	98.362	98.212	98.062
3.500	99.484	99.328	99.178	3.500	99.245	99.089	98.939	2.125	N/A	N/A	N/A	3.375	98.771	98.621	98.471
3.625	99.886	99.730	99.580	3.625	99.612	99.456	99.306	2.250	95.139	94.989	94.839	3.500	99.176	99.026	98.876
3.750	100.471	100.284	100.134	3.750	100.304	100.117	99.967	2.375	95.533	95.383	95.233	3.625	99.578	99.428	99.278
3.875	100.911	100.723	100.573	3.875	100.708	100.521	100.371	2.500	95.923	95.773	95.623	Margin = 2.250		Index = 1.230	
4.000	101.343	101.156	101.006	4.000	101.105	100.917	100.767	2.625	96.263	96.113	95.963	**30 Year OTC**			
4.125	101.665	101.477	101.327	4.125	101.391	101.203	101.053	2.750	98.770	98.620	98.470	**Rate**	**30 Day**	**45 Day**	**60 Day**
4.250	101.075	100.950	100.850	4.250	100.908	100.783	100.683	2.875	99.157	99.007	98.857	3.500	97.784	97.534	97.284
4.375	101.440	101.315	101.215	4.375	101.237	101.112	101.012	3.000	99.533	99.383	99.233	4.000	99.643	99.393	99.143
4.500	101.769	101.644	101.544	4.500	101.530	101.405	101.305	3.125	99.859	99.709	99.559	4.500	100.069	99.819	99.569
4.625	102.027	101.902	101.802	4.625	101.753	101.628	101.528	3.250	100.169	100.019	99.869	5.000	100.167	99.917	99.667
4.750	101.313	101.173	100.938	4.750	101.146	101.005	100.771	3.375	100.491	100.341	100.191	5.500	97.305	97.055	96.805
4.875	101.607	101.467	101.232	4.875	101.405	101.264	101.030	3.500	100.779	100.629	100.479	**15 Year OTC**			
5.000	101.867	101.727	101.492	5.000	101.629	101.488	101.254	3.625	100.994	100.844	100.694	**Rate**	**30 Day**	**45 Day**	**60 Day**
5.125	102.337	102.196	101.962	5.125	102.063	101.922	101.688	3.750	100.470	100.320	100.170	2.500	94.223	93.973	93.723
5.250	98.451	98.351	98.251	5.250	98.283	98.183	98.083	3.875	100.722	100.572	100.422	3.000	97.833	97.583	97.333
5.375	98.745	98.645	98.545	5.375	98.542	98.442	98.342	4.000	100.939	100.789	100.639	3.500	99.079	98.829	98.579
5.500	99.005	98.905	98.805	5.500	98.766	98.666	98.566	4.125	101.093	100.943	100.793	4.000	99.239	98.989	98.739

GOVERNMENT ADJUSTMENTS - Applies to Standard and Specialty Government Programs

FICO Adjuster		FICO Adjuster	
FICO 720 +	0.500	FICO 620 - 639	-1.000
FICO 660 - 719	0.500	FICO 600 - 619	-1.500
FICO 640 - 659	0.000		
NY	-0.250	Non Owner Occupancy	-2.000
USDA Streamline-Assist Refinance Option			-0.250

UW Fee Buy Out Option*†		
Loan Size	**Standard**	**Streamline**
HB / VA Jumbo	-0.150	-0.100

Specialty Adjustment	
Manufactured Homes (OTC Exempt)	-0.500
203(k) / 203(k)s / 203(h) / Repair Escrow	-0.500
VA IRRRL ≤ 125.00 LTV	0.000
VA IRRRL > 125.00 LTV or No AVM	-0.750

Max USDA-GRH Rate		
Today:	8/31/2017	4.500%

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W. Rate Sheet Dated: 8/31/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

Conforming FNMA															
30/25 Year				20 Year				15 Year				10 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	98.658	98.558	98.458	3.125	98.470	98.370	98.270	3.000	100.840	100.740	100.640	3.000	100.908	100.808	100.708
3.375	99.574	99.474	99.374	3.250	99.727	99.627	99.527	3.125	101.288	101.188	101.088	3.125	101.188	101.088	100.988
3.500	100.251	100.151	100.051	3.375	100.528	100.428	100.328	3.250	102.008	101.908	101.808	3.250	102.033	101.933	101.833
3.625	100.902	100.802	100.702	3.500	101.307	101.207	101.107	3.375	102.394	102.294	102.194	3.375	102.303	102.203	102.103
3.750	101.465	101.365	101.265	3.625	101.881	101.781	101.681	3.500	102.690	102.590	102.490	3.500	102.548	102.448	102.348
3.875	102.133	102.033	101.933	3.750	102.348	102.248	102.148	3.625	103.020	102.920	102.820	3.625	102.780	102.680	102.580
3.990	102.557	102.457	102.357	3.875	102.765	102.665	102.565	3.750	103.387	103.287	103.187	3.750	103.005	102.905	102.805
4.000	102.657	102.557	102.457	3.990	103.071	102.971	102.871	3.875	103.719	103.619	103.519	3.875	103.268	103.168	103.068
4.125	103.210	103.110	103.010	4.000	103.171	103.071	102.971	3.990	103.755	103.655	103.555	3.990	103.473	103.373	103.273
4.250	103.706	103.606	103.506	4.125	103.648	103.548	103.448	4.000	103.855	103.755	103.655	4.000	103.573	103.473	103.373
4.375	104.159	104.059	103.959	4.250	104.196	104.096	103.996	4.125	104.027	103.927	103.827	4.125	103.790	103.690	103.590
4.500	104.538	104.438	104.338	4.375	104.610	104.510	104.410	4.250	104.380	104.280	104.180	4.250	104.014	103.914	103.814
4.625	105.088	104.988	104.888	4.500	105.161	105.061	104.961	4.375	104.674	104.574	104.474	4.375	104.198	104.098	103.998
4.750	105.587	105.487	105.387	4.625	105.593	105.493	105.393	4.500	104.792	104.692	104.592	4.500	104.419	104.319	104.219
4.875	106.028	105.928	105.828	4.750	105.994	105.894	105.794	4.625	104.852	104.752	104.652	4.625	104.620	104.520	104.420
4.990	106.170	106.070	105.970	4.875	106.366	106.266	106.166	4.750	105.128	105.028	104.928	4.750	104.793	104.693	104.593
5.000	106.270	106.170	106.070	4.990	106.530	106.430	106.330	4.875	105.365	105.265	105.165	4.875	104.939	104.839	104.739
5.125	106.808	106.708	106.608	5.000	106.630	106.530	106.430	4.990	105.504	105.404	105.304	4.990	104.989	104.889	104.789
5.250	107.302	107.202	107.102	5.125	107.097	106.997	106.897	5.000	105.604	105.504	105.404	5.000	105.089	104.989	104.889

30/25 Year High Balance				15 Year High Balance			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
4.125	101.906	101.806	101.706	3.000	100.216	100.116	100.016
4.250	102.447	102.347	102.247	3.125	100.581	100.481	100.381
4.375	102.890	102.790	102.690	3.250	100.890	100.790	100.690
4.500	103.050	102.950	102.850	3.375	101.308	101.208	101.108
4.625	103.198	103.098	102.998	3.500	101.705	101.605	101.505
4.750	103.519	103.419	103.319	3.625	102.007	101.907	101.807
4.875	103.897	103.797	103.697	3.750	102.254	102.154	102.054
4.990	103.942	103.842	103.742	3.875	102.473	102.373	102.273
5.000	104.042	103.942	103.842	3.990	102.456	102.356	102.256
5.125	104.208	104.108	104.008	4.000	102.556	102.456	102.356
5.250	104.115	104.015	103.915	4.125	102.280	102.180	102.080
5.375	104.463	104.363	104.263	4.250	102.520	102.420	102.320
5.500	104.709	104.609	104.509	4.375	102.723	102.623	102.523
5.625	104.888	104.788	104.688	4.500	102.803	102.703	102.603
5.750	104.654	104.554	104.454	4.625	103.049	102.949	102.849
5.875	105.019	104.919	104.819	4.750	103.236	103.136	103.036
5.990	105.187	105.087	104.987	4.875	103.396	103.296	103.196
6.000	105.287	105.187	105.087	4.990	103.457	103.357	103.257
6.125	105.406	105.306	105.206	5.000	103.557	103.457	103.357

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
All Subordinate Financing	-0.375
FNMA HomeStyle Renovation	-1.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to HB	0.125
UW Fee Buy Out Option*	
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to HB	-0.200
High Balance	-0.150

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125
80.01-85.00% Only available with DU v. 9.1				

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750
* A minimum required credit score of 620 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2								

Mortgages with Subordinate Financing *			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 65.00%	80.01% – 95.00%	-0.500	-0.250
65.01% – 75.00%	80.01% – 95.00%	-0.750	-0.500
75.01% – 95.00%	90.01% – 95.00%	-1.000	-0.750
75.01% – 90.00%	76.01% – 90.00%	-1.000	-0.750
≤ 95.00%	95.01% – 97.00%	-1.500	-1.500
* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.			

Product Features								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	N/A	N/A	N/A
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A
3-4 Unit Property	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
HB C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
HB Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A
HB C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only *Not applicable to detached condominiums								

HomeReady LLPA Caps*	
Product Feature	LLPA Cap
LTV > 80% and credit score≥ 680	-0.250
All other LTV & FICO combos	-1.750
*The above caps do not include the following LLPA's: State; Extension; LPMI, Loan Size	

	LPMI Adjust Term > 20 yr & All Manuf.				LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.850	-2.460	-0.550	-0.800	-1.420	-2.070
740 - 759	-0.850	-2.000	-2.600	-3.450	-0.600	-1.020	-2.070	-3.070
720 - 739	-1.000	-2.450	-3.250	-4.350	-0.650	-1.270	-2.620	-3.970
700 - 719	-1.150	-2.950	-3.850	-5.150	-0.700	-1.420	-3.020	-4.670
680 - 699	-1.350	-3.600	-4.750	-6.360	-0.800	-1.720	-3.820	-5.870

Additional LPMI Premium Adjustments					
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K					

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 10/2/2017
45 Day Lock Exp.: 10/16/2017
60 Day Lock Exp.: 10/30/2017

W. Rate Sheet Dated: 8/31/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FNMA DU Refi Plus

30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.250	95.746	95.646	95.546	3.125	N/A	N/A	N/A	3.125	96.220	96.120	96.020	3.250	95.133	95.033	94.933
3.375	96.591	96.491	96.391	3.250	93.631	93.531	93.431	3.250	97.466	97.366	97.266	3.375	96.033	95.933	95.833
3.500	97.596	97.496	97.396	3.375	94.771	94.671	94.571	3.375	98.278	98.178	98.078	3.500	97.355	97.255	97.155
3.625	98.331	98.231	98.131	3.500	96.132	96.032	95.932	3.500	99.057	98.957	98.857	3.625	98.329	98.229	98.129
3.750	98.958	98.858	98.758	3.625	97.122	97.022	96.922	3.625	99.631	99.531	99.431	3.750	99.012	98.912	98.812
3.875	99.513	99.413	99.313	3.750	97.890	97.790	97.690	3.750	100.098	99.998	99.898	3.875	99.594	99.494	99.394
3.990	100.085	99.985	99.885	3.875	98.505	98.405	98.305	3.875	100.515	100.415	100.315	3.990	99.935	99.835	99.735
4.000	100.185	100.085	99.985	3.990	99.319	99.219	99.119	3.990	100.821	100.721	100.621	4.000	100.035	99.935	99.835
4.125	100.815	100.715	100.615	4.000	99.419	99.319	99.219	4.000	100.921	100.821	100.721	4.125	100.448	100.348	100.248
4.250	101.396	101.296	101.196	4.125	100.274	100.174	100.074	4.125	101.398	101.298	101.198	4.250	101.087	100.987	100.887
4.375	101.909	101.809	101.709	4.250	100.984	100.884	100.784	4.250	101.946	101.846	101.746	4.375	101.652	101.552	101.452
4.500	102.288	102.188	102.088	4.375	101.553	101.453	101.353	4.375	102.360	102.260	102.160	4.500	101.908	101.808	101.708
4.625	102.838	102.738	102.638	4.500	102.424	102.324	102.224	4.500	102.911	102.811	102.711	4.625	102.370	102.270	102.170
4.750	103.337	103.237	103.137	4.625	103.181	103.081	102.981	4.625	103.343	103.243	103.143	4.750	102.954	102.854	102.754
4.875	103.778	103.678	103.578	4.750	103.797	103.697	103.597	4.750	103.744	103.644	103.544	4.875	103.471	103.371	103.271
4.990	103.920	103.820	103.720	4.875	104.287	104.187	104.087	4.875	104.116	104.016	103.916	4.990	103.597	103.497	103.397
5.000	104.020	103.920	103.820	4.990	104.455	104.355	104.255	4.990	104.280	104.180	104.080	5.000	103.697	103.597	103.497
5.125	104.558	104.458	104.358	5.000	104.555	104.455	104.355	5.000	104.380	104.280	104.180	5.125	104.086	103.986	103.886
5.250	105.052	104.952	104.852	5.125	105.174	105.074	104.974	5.125	104.847	104.747	104.647	5.250	104.609	104.509	104.409

15 Year								10 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.000	100.216	100.116	100.016	3.000	96.981	96.881	96.781	3.000	98.608	98.508	98.408	3.000	96.807	96.707	96.607
3.125	100.581	100.481	100.381	3.125	97.509	97.409	97.309	3.125	98.888	98.788	98.688	3.125	97.324	97.224	97.124
3.250	100.890	100.790	100.690	3.250	98.500	98.400	98.300	3.250	99.733	99.633	99.533	3.250	98.315	98.215	98.115
3.375	101.308	101.208	101.108	3.375	99.042	98.942	98.842	3.375	100.003	99.903	99.803	3.375	98.857	98.757	98.657
3.500	101.705	101.605	101.505	3.500	99.573	99.473	99.373	3.500	100.248	100.148	100.048	3.500	99.368	99.268	99.168
3.625	102.007	101.907	101.807	3.625	100.019	99.919	99.819	3.625	100.480	100.380	100.280	3.625	99.814	99.714	99.614
3.750	102.254	102.154	102.054	3.750	100.428	100.328	100.228	3.750	100.705	100.605	100.505	3.750	100.224	100.124	100.024
3.875	102.473	102.373	102.273	3.875	100.799	100.699	100.599	3.875	100.968	100.868	100.768	3.875	100.594	100.494	100.394
3.990	102.456	102.356	102.256	3.990	100.973	100.873	100.773	3.990	101.173	101.073	100.973	3.990	100.759	100.659	100.559
4.000	102.556	102.456	102.356	4.000	101.073	100.973	100.873	4.000	101.273	101.173	101.073	4.000	100.859	100.759	100.659
4.125	102.280	102.180	102.080	4.125	101.460	101.360	101.260	4.125	101.490	101.390	101.290	4.125	101.275	101.175	101.075
4.250	102.520	102.420	102.320	4.250	101.848	101.748	101.648	4.250	101.714	101.614	101.514	4.250	101.664	101.564	101.464
4.375	102.723	102.623	102.523	4.375	102.176	102.076	101.976	4.375	101.898	101.798	101.698	4.375	101.991	101.891	101.791
4.500	102.803	102.703	102.603	4.500	102.308	102.208	102.108	4.500	102.119	102.019	101.919	4.500	102.123	102.023	101.923
4.625	103.049	102.949	102.849	4.625	102.563	102.463	102.363	4.625	102.320	102.220	102.120	4.625	102.378	102.278	102.178
4.750	103.236	103.136	103.036	4.750	102.870	102.770	102.670	4.750	102.493	102.393	102.293	4.750	102.685	102.585	102.485
4.875	103.396	103.296	103.196	4.875	103.132	103.032	102.932	4.875	102.639	102.539	102.439	4.875	102.947	102.847	102.747
4.990	103.457	103.357	103.257	4.990	103.297	103.197	103.097	4.990	102.689	102.589	102.489	4.990	103.112	103.012	102.912
5.000	103.557	103.457	103.357	5.000	103.397	103.297	103.197	5.000	102.789	102.689	102.589	5.000	103.212	103.112	103.012

Applicable for all mortgages with greater than 15 year terms

FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	>105.00%
≥ 740	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.250	-0.250	0.000	0.000	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-0.750	-0.750	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-0.750	-0.750	-0.750	-0.750	-0.750	-0.500	-0.500	-0.500
660 - 679	0.000	-1.000	-1.500	-1.750	-1.750	-1.750	-1.750	-1.250	-1.250	-1.250
640 - 659	-0.500	-1.250	-2.000	-2.250	-2.250	-2.250	-2.250	-1.750	-1.750	-1.750
620 - 639	-0.500	-1.500	-2.500	-2.750	-2.750	-2.750	-2.750	-2.500	-2.500	-2.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000	-3.000

* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide 95.01-97.00% LTV only with DU v. 9.2

LLPA Cap

Characteristic	30/25 yr	20 - 10 yr
Owner Occupied LTV < 80%	2.000	2.000
Owner Occupied LTV ≥ 80%	0.750	0.000
Investment & 2nd Home LTV ≤ 105%	2.000	2.000
Investment & 2nd Home LTV > 105%	2.000	1.500

Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 HB LLPA

Product Features

Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105.00%	> 105%
High-LTV <= 30 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-1.000
High-LTV <= 20 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
High-LTV <= 15 YR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-0.500
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
Condo > 15 year*	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750

*Not applicable to detached condominiums

All Loan Type Adjustments

Adjusters	All Terms	Adjusters	All Terms
NY	-0.250	High Balance	-1.500
AZ, CA, FL, GA, LA, MA, NJ, NV, UT	0.000	Escrow Waiver	0.000
All Subordinate Financing	-0.375	**UW Fee Buy Out Option**	
Loan Size Adjuster		**Loan Size**	**Standard**
$0 - $49,999	-2.500	$0 - $49,999	-1.500
$50,000 - $85,000	-1.375	$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.500	$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.375	$125,001 - $175,000	-0.500
$175,001 - $275,000	0.000	$175,001 - $275,000	-0.300
$275,001 up to HB	0.125	$275,001 - Up to HB	-0.200
		High Balance	-0.150

Mortgages with Subordinate Financing *

LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
65.01% – 75.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 95.00%	90.01% – 95.00%	-0.500	-0.250
75.01% – 90.00%	76.01% – 90.00%	-0.250	0.000
Any	>95.00%	-1.500	-1.500

* If the subordinate financing is a Community Seconds® loan, these LLPAs do not apply and the lender must use SFC 118.

Lock Desk Policy

The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.

Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt) | FHA ID# - 1358600006

[AFR Loan Center](#)
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: **10/2/2017**
45 Day Lock Exp.: **10/16/2017**
60 Day Lock Exp.: **10/30/2017**

W. Rate Sheet Dated: **8/31/2017** **Release Time:** **10:00 am ET** Prices are subject to change without notice.

Conforming FHLMC											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	101.465	101.365	101.265	3.750	102.229	102.082	102.025	2.750	99.881	99.781	99.681
3.875	102.133	102.033	101.933	3.875	102.823	102.673	102.615	2.875	100.418	100.318	100.218
3.990	102.557	102.457	102.357	3.990	103.340	103.188	103.130	2.990	100.678	100.578	100.478
4.000	102.657	102.557	102.457	4.000	103.440	103.288	103.230	3.000	100.778	100.678	100.578
4.125	103.210	103.110	103.010	4.125	103.461	103.305	103.229	3.125	101.337	101.237	101.137
4.250	103.795	103.695	103.595	4.250	104.086	103.929	103.853	3.250	102.008	101.908	101.808
4.375	104.348	104.248	104.148	4.375	104.516	104.359	104.283	3.375	102.394	102.294	102.194
4.500	104.836	104.736	104.636	4.500	104.973	104.815	104.739	3.500	102.693	102.593	102.493
4.625	105.176	105.076	104.976	4.625	105.403	105.302	105.203	3.625	103.162	103.062	102.962
4.750	105.677	105.577	105.477	4.750	105.902	105.800	105.702	3.750	103.653	103.553	103.453
4.875	106.118	106.018	105.918	4.875	106.369	106.269	106.169	3.875	104.130	104.030	103.930
4.990	106.429	106.329	106.229	4.990	106.704	106.604	106.504	3.990	103.735	103.635	103.535
5.000	106.529	106.429	106.329	5.000	106.804	106.704	106.604	4.000	103.835	103.735	103.635
5.125	106.950	106.850	106.750	5.125	106.832	106.732	106.626	4.125	104.299	104.199	104.099
5.250	107.393	107.293	107.193	5.250	107.251	107.151	107.047	4.250	104.671	104.571	104.471
5.375	107.757	107.657	107.557	5.375	107.631	107.531	107.430	4.375	105.051	104.951	104.851
5.500	108.076	107.976	107.876	5.500	107.984	107.884	107.783	4.500	105.578	105.478	105.378
5.625	108.207	108.107	108.007	5.625	108.195	108.095	107.995	4.625	105.945	105.845	105.745
5.750	108.601	108.501	108.401	5.750	108.600	108.500	108.400	4.750	103.500	103.400	103.300

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125
UW Fee Buy Out Option*	
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to SC	-0.200
Super Conforming	-0.150

Program Feataures								
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750
SC Fixed C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A
SC Fixed Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
SC C/O with LTV over 60.00 & purchase or R/T refi with LTV over 90.00 eligible with DU 9.3 or later only								

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 95.00%	75.01 - 95.00%	-1.375	-1.125

Cash-Out Refinance				
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%
≥ 740	-0.375	-0.625	-0.625	-0.875
720 - 739	-0.375	-1.000	-1.000	-1.125
700 - 719	-0.375	-1.000	-1.000	-1.125
680 - 699	-0.375	-1.125	-1.125	-1.750
660 - 679	-0.625	-1.125	-1.125	-1.875
640 - 659	-0.625	-1.625	-1.625	-2.625
620 - 639	-0.625	-1.625	-1.625	-3.125
< 620	-1.625	-2.625	-2.625	-3.125

Additional LPMI Premium Adjustments					
Product Feature ↓ \ FICO →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K					

	LPMI Adjust Term > 20 yr & All Manuf.				LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.850	-2.460	-0.550	-0.800	-1.420	-2.070
740 - 759	-0.850	-2.000	-2.600	-3.450	-0.600	-1.020	-2.070	-3.070
720 - 739	-1.000	-2.450	-3.250	-4.350	-0.650	-1.270	-2.620	-3.970
700 - 719	-1.150	-2.950	-3.850	-5.150	-0.700	-1.420	-3.020	-4.670
680 - 699	-1.350	-3.600	-4.750	-6.360	-0.800	-1.720	-3.820	-5.870

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706
Lockdesk Hours: 10:00 am ET - 11:00 pm ET

30 Day Lock Exp.: 10/2/2017
45 Day Lock Exp.: 10/16/2017
60 Day Lock Exp.: 10/30/2017

W. Rate Sheet Dated: 8/31/2017 **Release Time:** 10:00 am ET Prices are subject to change without notice.

FHLMC Open Access															
30/25 Year								20 Year							
≤ 105% LTV				> 105% LTV				≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.179	99.079	98.979	3.750	99.079	98.979	98.879	3.750	100.149	100.002	99.945	3.750	100.049	99.902	99.845
3.875	99.848	99.748	99.648	3.875	99.748	99.648	99.548	3.875	100.743	100.593	100.535	3.875	100.643	100.493	100.435
3.990	100.323	100.223	100.123	3.990	100.223	100.123	100.023	3.990	101.260	101.108	101.050	3.990	101.160	101.008	100.950
4.000	100.423	100.323	100.223	4.000	100.323	100.223	100.123	4.000	101.360	101.208	101.150	4.000	101.260	101.108	101.050
4.125	100.962	100.862	100.762	4.125	100.862	100.762	100.662	4.125	101.347	101.191	101.115	4.125	101.247	101.091	101.015
4.250	101.566	101.466	101.366	4.250	101.466	101.366	101.266	4.250	101.907	101.750	101.674	4.250	101.807	101.650	101.574
4.375	102.119	102.019	101.919	4.375	102.019	101.919	101.819	4.375	102.419	102.262	102.186	4.375	102.319	102.162	102.086
4.500	102.607	102.507	102.407	4.500	102.507	102.407	102.307	4.500	102.893	102.735	102.659	4.500	102.793	102.635	102.559
4.625	102.947	102.847	102.747	4.625	102.847	102.747	102.647	4.625	103.323	103.222	103.123	4.625	103.223	103.122	103.023
4.750	103.448	103.348	103.248	4.750	103.348	103.248	103.148	4.750	103.822	103.720	103.622	4.750	103.722	103.620	103.522
4.875	103.889	103.789	103.689	4.875	103.789	103.689	103.589	4.875	104.289	104.189	104.089	4.875	104.189	104.089	103.989
4.990	104.200	104.100	104.000	4.990	104.100	104.000	103.900	4.990	104.624	104.524	104.424	4.990	104.524	104.424	104.324
5.000	104.300	104.200	104.100	5.000	104.200	104.100	104.000	5.000	104.724	104.624	104.524	5.000	104.624	104.524	104.424
5.125	104.721	104.621	104.521	5.125	104.621	104.521	104.421	5.125	104.752	104.652	104.546	5.125	104.652	104.552	104.446
5.250	105.164	105.064	104.964	5.250	105.064	104.964	104.864	5.250	105.171	105.071	104.967	5.250	105.071	104.971	104.867
5.375	105.528	105.428	105.328	5.375	105.428	105.328	105.228	5.375	105.551	105.451	105.350	5.375	105.451	105.351	105.250
5.500	105.847	105.747	105.647	5.500	105.747	105.647	105.547	5.500	105.904	105.804	105.703	5.500	105.804	105.704	105.603
5.625	105.978	105.878	105.778	5.625	105.878	105.778	105.678	5.625	106.115	106.015	105.915	5.625	106.015	105.915	105.815
5.750	106.372	106.272	106.172	5.750	106.272	106.172	106.072	5.750	106.520	106.420	106.320	5.750	106.420	106.320	106.220

15 Year							
≤ 105% LTV				> 105% LTV			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
2.750	97.441	97.341	97.241	2.750	97.341	97.241	97.141
2.875	98.008	97.908	97.808	2.875	97.908	97.808	97.708
2.990	98.548	98.448	98.348	2.990	98.448	98.348	98.248
3.000	98.648	98.548	98.448	3.000	98.548	98.448	98.348
3.125	99.207	99.107	99.007	3.125	99.107	99.007	98.907
3.250	99.745	99.645	99.545	3.250	99.645	99.545	99.445
3.375	100.262	100.162	100.062	3.375	100.162	100.062	99.962
3.500	100.563	100.463	100.363	3.500	100.463	100.363	100.263
3.625	101.032	100.932	100.832	3.625	100.932	100.832	100.732
3.750	101.523	101.423	101.323	3.750	101.423	101.323	101.223
3.875	102.000	101.900	101.800	3.875	101.900	101.800	101.700
3.990	101.605	101.505	101.405	3.990	101.505	101.405	101.305
4.000	101.705	101.605	101.505	4.000	101.605	101.505	101.405
4.125	102.169	102.069	101.969	4.125	102.069	101.969	101.869
4.250	102.541	102.441	102.341	4.250	102.441	102.341	102.241
4.375	102.921	102.821	102.721	4.375	102.821	102.721	102.621
4.500	103.448	103.348	103.248	4.500	103.348	103.248	103.148
4.625	103.815	103.715	103.615	4.625	103.715	103.615	103.515
4.750	101.370	101.270	101.170	4.750	101.270	101.170	101.070

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125
Super Conforming	-1.500
UW Fee Buy Out Option*	
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to SC	-0.200
Super Conforming	-0.150

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
≤ 75.00%	≤ 80.00%	-0.375	-0.375
≤ 65.00%	80.01 - 95.00%	-0.875	-0.625
65.01 - 75.00%	80.01 - 95.00%	-1.125	-0.875
75.01 - 80.00%	75.01 - 95.00%	-1.375	-1.125
80.01 - 90.00%	81.01 - 95.00%	-1.375	-0.875
90.01 - 95.00%	91.01 - 95.00%	-0.875	-0.625
ALL	> 95.00%	-1.875	-1.875

Applicable for all mortgages with greater than 15 year terms								
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	> 95.00%
≥ 740	0.000	-0.250	-0.250	-0.500	0.000	0.000	0.000	0.000
720 - 739	0.000	-0.250	-0.500	-0.750	0.000	0.000	0.000	0.000
700 - 719	0.000	-0.500	-1.000	-1.250	-0.500	-0.500	-0.500	-0.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.000	-0.750	-0.750	-0.750
660 - 679	0.000	-1.000	-2.250	-2.750	-2.250	-1.750	-1.750	-1.750
640 - 659	-0.500	-1.250	-2.750	-3.000	-2.750	-2.250	-2.250	-2.250
620 - 639	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750
< 620 *	-0.500	-1.500	-3.000	-3.000	-2.750	-2.750	-2.750	-2.750
* A minimum required credit score of 580 applies to all mortgage loans delivered to AFR in accordance with the Selling Guide								

Product Features										
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
High-LTV	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-0.500	-1.000	-2.000
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC C/O Refi	-1.000	-1.000	-1.000	-1.000	N/A	N/A	N/A	N/A	N/A	N/A
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

Relief Refinance Mortgage Delivery Fee Cap		
RRMDFC	30/25 YR Fixed	20/15 YR Fixed
Investment	-2.000	-2.000
Owner Occupied & 2nd Home ≤ 80%	-2.000	-2.000
Owner Occupied & 2nd Home > 80%	-0.750	0.000
Exclude the following from the LLPA cap: State; Loan Size; UW Buy Out; escrow waiver; -1.500 SC LLPA		

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	

AFR Loan Center
Lockdesk e-mail: Lockdesk@afrwholesale.com
Lockdesk Phone: 1-877-588-2706 — 30 Day Lock Exp.: **10/2/2017**
Lockdesk Hours: 10:00 am ET - 11:00 pm ET — 45 Day Lock Exp.: **10/16/2017**
60 Day Lock Exp.: **10/30/2017**

W. Rate Sheet Dated: 8/31/2017 **Release Time: 10:00 am ET** Prices are subject to change without notice.

Home Possible & Home Possible Advantage											
30/25 Year				20 Year				15 Year			
Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day	Rate	30 Day	45 Day	60 Day
3.750	99.709	99.609	99.509	3.750	100.679	100.532	100.475	2.750	97.971	97.871	97.771
3.875	100.378	100.278	100.178	3.875	101.273	101.123	101.065	2.875	98.538	98.438	98.338
3.990	100.853	100.753	100.653	3.990	101.790	101.638	101.580	2.990	99.078	98.978	98.878
4.000	100.953	100.853	100.753	4.000	101.890	101.738	101.680	3.000	99.178	99.078	98.978
4.125	101.492	101.392	101.292	4.125	101.877	101.721	101.645	3.125	99.737	99.637	99.537
4.250	102.096	101.996	101.896	4.250	102.437	102.280	102.204	3.250	100.275	100.175	100.075
4.375	102.649	102.549	102.449	4.375	102.949	102.792	102.716	3.375	100.792	100.692	100.592
4.500	103.137	103.037	102.937	4.500	103.423	103.265	103.189	3.500	101.093	100.993	100.893
4.625	103.477	103.377	103.277	4.625	103.853	103.752	103.653	3.625	101.562	101.462	101.362
4.750	103.978	103.878	103.778	4.750	104.352	104.250	104.152	3.750	102.053	101.953	101.853
4.875	104.419	104.319	104.219	4.875	104.819	104.719	104.619	3.875	102.530	102.430	102.330
4.990	104.730	104.630	104.530	4.990	105.154	105.054	104.954	3.990	102.135	102.035	101.935
5.000	104.830	104.730	104.630	5.000	105.254	105.154	105.054	4.000	102.235	102.135	102.035
5.125	105.251	105.151	105.051	5.125	105.282	105.182	105.076	4.125	102.699	102.599	102.499
5.250	105.694	105.594	105.494	5.250	105.701	105.601	105.497	4.250	103.071	102.971	102.871
5.375	106.058	105.958	105.858	5.375	106.081	105.981	105.880	4.375	103.451	103.351	103.251
5.500	106.377	106.277	106.177	5.500	106.434	106.334	106.233	4.500	103.978	103.878	103.778
5.625	106.508	106.408	106.308	5.625	106.645	106.545	106.445	4.625	104.345	104.245	104.145
5.750	106.902	106.802	106.702	5.750	107.050	106.950	106.850	4.750	101.900	101.800	101.700

Applicable for all mortgages with greater than 15 year terms							
FICO ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 740	0.000	-0.250	-0.250	-0.500	-0.250	-0.250	-0.250	-0.750
720 - 739	0.000	-0.250	-0.500	-0.750	-0.500	-0.500	-0.500	-1.000
700 - 719	0.000	-0.500	-1.000	-1.250	-1.000	-1.000	-1.000	-1.500
680 - 699	0.000	-0.500	-1.250	-1.750	-1.500	-1.250	-1.250	-1.500
660 - 679	0.000	-1.000	-2.250	-2.750	-2.750	-2.250	-2.250	-2.250
640 - 659	-0.500	-1.250	-2.750	-3.000	-3.250	-2.750	-2.750	-2.750
620 - 639	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.500
< 620 *	-0.500	-1.500	-3.000	-3.000	-3.250	-3.250	-3.250	-3.750

Mortgages with Subordinate Financing			
LTV Range	CLTV Range	Credit Score < 720	Credit Score ≥ 720
All	All	-0.500	-0.500

HP & HPA LLPA Cap		
FICO ↓ \ LTV →	≤80%	>80%
≥ 680	1.500	0.000
< 680	1.500	1.500
Excluded from Cap: State, Loan Size, Super Conforming "-1.500", LPMI		

Product Features									
Product Feature ↓ \ LTV →	≤ 60.00%	60.01 - 70.00%	70.01 - 75.00%	75.01 - 80.00%	80.01 - 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	97.01 - 105%	> 105%
Investment Property	-2.125	-2.125	-2.125	-3.375	-4.125	-4.125	-4.125	-4.125	-4.125	-4.125
Manufactured	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500
2-Unit Property	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.000
3-4 Unit Property	-1.000	-1.000	-1.000	-1.000	-1.500	-2.000	-2.000	-2.000	-2.000	-2.000
Condo > 15 year	0.000	0.000	0.000	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750	-0.750
SC Purchase or R/T Refi	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

All Loan Type Adjustments	
Adjusters	All Terms
NY	-0.250
Escrow Waiver	0.000
Texas Equity 50(a)(6)	-1.000
Super Conforming	-1.500
Loan Size	
$0 - $49,999	-2.500
$50,000 - $85,000	-1.375
$85,001 - $125,000	-0.500
$125,001 - $175,000	-0.375
$175,001 - $275,000	0.000
$275,001 up to SC	0.125
UW Fee Buy Out Option*	
$0 - $49,999	-1.500
$50,000 - $85,000	-1.000
$85,001 - $125,000	-0.750
$125,001 - $175,000	-0.500
$175,001 - $275,000	-0.300
$275,001 - Up to SC	-0.200

LPMI Adjust Term > 20 yr & All Manuf.					LPMI Adjust Term ≤ 20 yr			
FICO ↓ \ LTV →	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%	≤ 85.00%	85.01 - 90.00%	90.01 - 95.00%	95.01 - 97.00%
≥ 760	-0.700	-1.400	-1.600	-1.900	-0.550	-0.800	-1.420	-1.570
740 - 759	-0.850	-2.000	-2.250	-2.610	-0.600	-1.020	-2.070	-2.320
720 - 739	-1.000	-2.450	-2.800	-3.250	-0.650	-1.270	-2.620	-2.970
700 - 719	-1.150	-2.950	-3.300	-3.850	-0.700	-1.420	-3.020	-3.420
680 - 699	-1.350	-3.600	-4.100	-4.720	-0.800	-1.720	-3.820	-4.320

Additional LPMI Premium Adjustments					
Product Feature ↓ \ LTV →	≥ 760	740 - 759	720 - 739	700 - 719	680 - 699
Rate/Term Refi	-0.150	-0.240	-0.300	-0.530	-0.540
Cash-Out Refi	-0.540	-0.600	-0.700	-1.000	-1.050
Second Home	-0.360	-0.390	-0.490	-0.700	-0.700
Manufactured Home	-0.540	-0.600	-0.700	-1.000	-1.050
Loan Amount > $424,100*	-0.600	-0.660	-0.880	-1.400	-1.400
Employee Relocation	0.100	0.100	0.140	0.250	0.250
Investment Property	-1.190	-1.190	-1.330	-1.750	-1.750
*The Loan Amount adjustment does not apply in AK with loan amt $424.1K - $636.15K					

Lock Desk Policy	
The expiration date of the lock will be disclosed on the lock confirmation. Locks may be extended for up to 30 days beyond its initial lock period at a per diem cost of -0.018. Locks are accepted on loans in Registered, Submitted, U/W-Received & U/W-Approved status only. Locks must be submitted directly through Loan Center via standard process or Manual Lock Request option. Lock requests submitted to a client's AE or AM only will not be accepted. Locks received after close (11pm ET) will be rejected.	
Flood Certification = $10.00 UW Fee with option to buy out = $895 *IA, NC, NJ, PA has a $895 Commitment Fee and no UW Fee Tax Service Fee = $77 (WA exempt)	FHA ID# - 1358600006
For use by mortgage professionals only and should not be distributed to borrowers.	